



CITY OF KNOXVILLE
MADELINE ROGERO, MAYOR

Historic Preservation Fund

Public Meeting
July 29, 2014

Background and Purpose of the Meeting

- The Mayor included \$500,000 in the 2014-2015 budget for historic preservation – approved by City Council.
- Community Development department will administer the program.
- Community input is needed to help design the program that will govern how the funds will be allocated.
- Focus tonight is on the program, not individual properties.

Meeting Agenda

- Presentation of existing programs
 - Blighted Property Redevelopment Program
 - Commercial Façade Improvement Program
 - Demolition by Neglect
- Group Work
 - Where are the gaps in funding?
 - What types of properties should be eligible for funding?
 - How should the program be structured, i.e. loan, grant, combination?

Meeting agenda, continued

- Group reports
- Questions

Blighted Property Redevelopment Program (BPRP)

- Short-term loan for acquisition and/or acquisition and rehabilitation of blighted property
- Focused on properties in historic overlay areas
- Zero percent interest, paid in full at end of project when sold or permanent financing is acquired

Blighted Property Redevelopment Program



Gill Avenue – Before, During and After

BPRP - before



BPRP - after



BRPR - before



BPRP - after



BPRP - before



BPRP - after



Commercial Façade Improvement Program

- Deferred Payment Loan - five year term forgiven at 20% per year
- Up to \$50,000 per building – exterior work only
- Owner contributes 20%, City contributes 80%
- Retains and creates jobs and economic development

Improve business districts by making alterations to the exterior of commercial buildings

Eligible use of funds

- Roof repairs visible from street
- Repair/replacement of gutters and down spouts
- Window and door repair or replacement
- Masonry repairs and tuck pointing
- Exterior painting
- Awnings and canopies
- Permanent exterior lighting

Ineligible uses

- Landscaping
- Parking lots
- Interior renovation
- New construction
- Property acquisition

Commercial Façade Improvement Program

- Program started in 2006
- 121 buildings have been improved -84 businesses
- 388 jobs retained – 228 jobs have been created
- City invested \$5 million – leveraged \$10 million private investment
- Property taxes have more than doubled

Façade Before



Façade After



Façade Before



Façade After



Façade Before



Façade After



Demolition by Neglect

- City Ordinance (Article VII)
- Eligible for use for buildings/structures in H-1 or NC-1 overlay districts or listed in the national Register of Historic Places
- BBB “determines” that a property is subject to demolition by neglect
- City can make repairs to stabilize and bill owner

Group work

- Questions to answer
 - Where are the gaps in funding?
 - What types of properties should be eligible for funding? Other criteria to consider.
 - How should the program be structured, i.e. loan, grant, combination, other?